

EXECUTIVE SESSION OF Wynds of Oakbrook Homeowners Association

Executive session was held after the Open Board meeting on May 15, 2008 at TheWynds Clubhouse. Board members present: Jeanne Lecuit, Kay Wentzel, Brenda Weimer, Frank Banker, Hasan Tezduyar, Bobbie Sieja and Linda Gray, President. .Dave Riley excused. Dave Munro, Towne Properties manager, also present.

David Landenwich gave a presentation regarding investing our money. Recommends the Finance committee meet with Scott Puckett at Towne Properties office. Table discussion and meet again with more information at next Board meeting on June 19th.

Review of letter, regarding repair of end unit on Brookside Drive, from the attorney for Joyce Lauderman. Discussion followed.
Frank Banker made Motion #1 to have all end unit models – especially in the Wynds and Summerfield Drive – inspected and repair any wood damage. To date 9 to 11 problems have been discovered. Roll call vote affirmative.

Pool Attendants - \$18,000 in the 2008 Budget. Only 6 applications received.
Motion #2 made to discontinue having Pool attendants. Roll call vote – four affirmative and two against.
Motion #3 made by Frank Banker to take pool attendant budgeted money to pay for the repair on the Lauderman unit. The difference in cost of repair remain in the Budget. Roll call vote affirmative.

Review and discussion regarding owners responsibility for the care of any wood balconies, railings and decks. Motion #4 made by Frank Banker to have all decks ,balconies and railings inspected for damage and maintenance care by Property Manager Dave Munro and committee. Send letter to owners after the inspection. Roll call vote affirmative.

Motion #5 made by Frank Banker to reimburse Gale Tesseneer, at 6366 Cliffside, the amount of \$100 for a fine prematurely paid. Roll call vote affirmative.

Motion #6 made by Brenda Weimer to raise the Clubhouse rental fee to \$75. Roll call vote affirmative.

Motion #7 made by Hasan Tezduyar to arrange a meeting with Ken Reed, Attorney for the Association, regarding liens and foreclosures. Roll call vote affirmative.

Motion #8 made by Frank Banker – I move that the previously established standing committees as listed below be combined into those committees also as noted below.

1. Documents Committee to be combined with the Communications Committee.
 2. Swimming Pool Committee to be combined with the Social/Recreation Comm.
 3. Maintenance Committee to be combined with the Capital Improvement Comm.
- Roll call vote affirmative.

Motion #9 made by Frank Banker – I move that Wynds at Oakbrook Homeowner Association standing committees be composed of three (3) or five (5) members so long as the governing documents of the Association do not specify otherwise. No more than one (1) Board member may be a member of a three (3) or four (4) person committee. No more than two (2) Board members may be members of a five (5) person committee. Roll call vote affirmative.

Motion #10 was made to appoint Nancy Epersole to fill vacancy on the Board due to John Alexander resignation. Nancy was next person in the vote tally at the Annual meeting. Roll call vote affirmative.

Motion #11 made by Frank Banker – The C.P.C. committee recommends that the Community Manager and the C.P.C./Maintenance committee, with a start and finish date, institute an Effective & Progressive plan for inspection of the buildings and common areas. The C.P.C. committee recommends that a comprehensive spread sheet be compiled by Towne Properties of all work orders submitted for review by the Board of Directors. Roll call vote affirmative.

Motion #12 made by Frank Banker to accept a bid, presented to the Board, from I.C.E. Construction Co. for concrete replacements. Completion of 10 driveways and 1 patio. Total cost of \$1,894.00. Roll call vote affirmative.

Motion #13 made by Frank Banker to accept a bid, presented to the Board, from Blue Chip Pavement Maintenance for repair at the end of Linkview. Storm drain is sinking. Total cost \$2380.00. Roll call vote affirmative.

Meeting adjourned at 9:32 p.m.

Bobbie Sieja

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Bobbie Sieja
Secretary